

to work mines without causing some disturbance of the surface and consequent damage to buildings, and the vendor reserves to himself power in "working and getting" the minerals to let down the surface, either with or without a liability to compensate for damage caused. The liability to compensate may be restricted to existing buildings (i.e. existing at the date of the conveyance) or to buildings erected in substitution therefor, but *not* to any extensions thereof, or may take a variety of other forms which cannot be discussed here. To protect himself the vendor will, in his turn, sell (or lease) his mines to the mine workers subject to these compensation provisions and thus pass on his liabilities.

Conveyances of mines are generally executed in duplicate—the vendor retaining the duplicate—and in addition the solicitor to the purchaser usually insists on a memorandum of the conveyance of the mines being endorsed on the last conveyance in the possession of the vendor. This acts as a double precaution against the already sold mines being erroneously included in any subsequent dealings with the surface lands.

The solicitor's clerk familiar with conveyancing generally should very soon adapt himself to the

altered conditions in a mining area.

As regards mining leases, the position is somewhat more complicated. Mining lessors are usually the owners of large estates or the tenants for life of settled estates. A mining lease is a formidable document, as a reference to any of the recognized books of precedents will show. They may be two hundred folios in length and have several large plans attached. They are usually printed.